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## CHARSFIELD (FORMER)



41 Cassels Rd. Brunswick



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### Location

41 CASSELS ROAD,, BRUNSWICK VIC 3056 - Property No 17238

### Municipality

MERRI-BEK CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO286

### Heritage Listing

Merri-bek City

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### Statement of Significance

Last updated on - October 5, 2004

What is significant?

The former Charsfield at 41 Cassels Road, Brunswick, comprising the house constructed c.1898, the front fence and the Pin Oak.

How is it significant?

The former Charsfield at 41 Cassels Road, Brunswick, comprising the house constructed c.1898, the front fence and the Pin Oak, is of local historic and aesthetic significance to the City of Moreland.

Why is it significant?

Of historic significance as evidence of the first phase of development in Cassels Road, which was associated with the speculative land boom during the late nineteenth century. (AHC Criterion A.4)

Of aesthetic significance as a representative example of a fine Victorian Italianate villa in relatively intact condition, which is complemented by an early front fence and mature Pin Oak.(AHC Criterion E.1)

Heritage Study/Consultant	Moreland - Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study, Context Pty Ltd, 1990; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004;
Other Names	House, Fence, Pin Oak tree, Individual,
Hermes Number	56254
Property Number	

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## Physical Description 1

The former Charsfield at 41 Cassels Road, Brunswick is a Victorian asymmetrical painted rendered villa with a hipped slate roof and quoining to the corners of the front elevation. The roof has iron finials at the extremities of the hip. There are also a number of unpainted rendered chimneys with decorative caps and terracotta pots. The return verandah has a corrugated iron roof and cast iron columns with cast iron lacework. The verandah fascia features a scalloped decoration. There are decorative brackets under the eave line. The front bay window has a larger double hung sash window flanked by two narrow versions of the same. A decorative moulded relief 'sill' links the windows.

The garden retains very little mature vegetation, with the exception of a *Quercus palustris* (Pin Oak) in the centre of the front garden.

The front boundary is enclosed by a cast iron palisade fence and gates with a bluestone plinth.

## Physical Conditions

Excellent

## Integrity

Minor Modifications

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*